



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

www.edcgov.us/Government/Planning

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bldgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

NOTICE OF DECISION

The County of El Dorado Planning and Building Department is considering taking action on the following project request:

Request for approval of Design Review DR20-0005 for the Chateau Davell Wine Cellar in the Camino, CA area submitted by Eric Hays.

In accordance with the County of El Dorado Zoning Ordinance Title 130, Article 5, Section 130.50.040 B (Staff-level Review with Public Notice), the applicant is seeking approval by the Planning and Building Department Director for Design Review DR20-0005 to allow the construction of a prefabricated 2,400 square foot, single-story wine cellar to include a main entrance patio and three open air entrances. The structure will be painted an earth-tone green. The location of the structure will result in the loss of six parking stalls, for a new total of 32 parking stalls.

The 2-acre property is located on the south side of Vista Tierra Road, approximately 100-feet east of the intersection with Camino Heights Drive in the Camino area, and is identified by Assessor's Parcel Number (APN) 048-562-007, has a Zoning Designation of Community Commercial within Scenic Design Review Overlay (CC-DC), and a General Plan Land Use Designation of Commercial (C).

California Environmental Quality Act (CEQA) Determination: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303 (New Construction of Small Structures) stating that, "Class Three consists of construction and location of limited numbers of new, small facilities or structures including, but not limited to: (e) accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences." According to Zoning Code Section 130.52.030 B – Review Authority, Procedure, and CEQA, "The approval of a Design Review Permit is a ministerial project pursuant to CEQA, when in compliance with adopted Design Standards. The Design Review process shall be limited to consideration of compliance with established standards, provided that the use proposed for the project site is an allowed use within the zone." However, the

scope of this design review permit included aspects not listed within established standards including additional setback requirements. Therefore, certain aspects of this project were reviewed on a discretionary basis and have been found to be categorically exempt from CEQA. Approval of the Design Review would allow for the construction of a new prefabricated 2,400 square foot, single-story wine cellar for private wine storage on a currently existing vineyard, and therefore qualifies for the exemption.

The Staff Report, project materials, and proposed Director Determination for Design Review DR20-0005 may be viewed at the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at: <https://edc-trk.aspgov.com/etrakit/Search/project.aspx>

The project request is being processed in accordance with the authorizations of the El Dorado County Zoning Code Section 130.50.040 B (Staff-level Review with Public Notice), and review of the above referenced project has been completed and tentatively approved by Planning Services, subject to the standards found in Title 130, Article 5, Section 130.50.040 (General Review Procedure), as a Staff Level Review with Public Notice. The decision to approve this project may be appealed to the Planning Commission by filing an appeal application and applicable fees to the County of El Dorado Planning and Building Department within the 10-working-day appeal period; starting on date of approval March 10, 2021 ending at 5pm on March 23, 2021. Any questions regarding the project may be directed to Project Planner, Matthew Aselage, at (530) 621-5977/ matthew.aselage@edcgov.us

COUNTY OF EL DORADO
TIFFANY SCHMID, Director
Planning and Building Department
March 10, 2021